

MINUTES OF ADJOURNED REGULAR MEETINGS OF  
THE CITY COUNCIL AND THE REDEVELOPMENT AGENCY  
OF THE CITY OF CHULA VISTA

July 22, 2003

6:00 p.m.

Adjourned Regular Meetings of the City Council and the Redevelopment Agency of the City of Chula Vista were called to order at 8:03 p.m. in the Council Chambers, located in the Public Services Building, 276 Fourth Avenue, Chula Vista, California.

ROLL CALL:

PRESENT: Agency/Councilmembers: Davis, McCann, Rindone, Salas, and  
Chair/Mayor Padilla

ABSENT: Agency/Councilmembers: None

ALSO PRESENT: Executive Director/City Manager Rowlands, Agency/City Attorney Moore, and Assistant City Clerk Norris

## CONSENT CALENDAR

1. COUNCIL RESOLUTION NO. 2003-329 AND AGENCY RESOLUTION NO. 1834, RESOLUTION OF THE CITY COUNCIL AND THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA APPROVING THE FIRST AMENDMENT BETWEEN THE CITY OF CHULA VISTA AND P&D ENVIRONMENTAL, CONSULTANT, AND BORST FAMILY TRUST, APPLICANT, FOR THE CHULA VISTA AUTO PARK EAST EXPANSION INVOLVING ENVIRONMENTAL CONSULTING SERVICES RELATED TO THE PREPARATION OF MITIGATED NEGATIVE DECLARATION FOR THE AUTO PARK EAST EXPANSION PROJECT AND AUTHORIZING THE MAYOR TO EXECUTE AMENDMENT TO SAID AGREEMENT

The proposed resolution approves an amendment to the existing contract with P&D Environmental, in an amount not to exceed \$9,715, for consulting services for preparation and completion of a mitigated negative declaration. The contract amendment requires approval by the Council and Redevelopment Agency, since the total contract amount would now exceed \$50,000. (Community Development Director)

**Staff recommendation:** Council/Agency adopt the resolution.

**ACTION:** Chair/Mayor Padilla moved to approve staff's recommendation and offered the Consent Calendar, heading read, text waived. The motion carried 5-0.

## ACTION ITEMS

2. a. ORDINANCE NO. 2918, ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHULA VISTA ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM (IS-02-006) AND A SPECIFIC PLAN (PCM-02-04) FOR THE AUTO PARK NORTH EXPANSION (KNOWLTON REALTY ADVISERS, L.L.C. & OTAY MESA VENTURES II, L.L.C)
- b. RESOLUTION NO. 1835, RESOLUTION OF THE REDEVELOPMENT AGENCY OF THE CITY OF CHULA VISTA APPROVING AN OWNER PARTICIPATION AGREEMENT FOR THE DEVELOPMENT OF A THREE DEALERSHIP AUTO PARK EXPANSION (WITH ANCILLARY USES) ON 39 ACRES LOCATED AT MAIN STREET AND DELNISO COURT (APN #644-041-1100-1400 AND APN #644-041-1700-1900) IN THE OTAY VALLEY ROAD REDEVELOPMENT PROJECT AREA (KNOWLTON REALTY ADVISERS, L.L.C)

On June 3, 2003, the Council approved for first reading the ordinance adopting the mitigated negative declaration (IS-02-006) and specific plan (PCM-02-04) to allow the development of the Auto Park North expansion project on the former Omar Rendering plant site on Main Street, within the Otay Valley Road redevelopment project area. Staff's recommendation is for the Council to adopt the ordinance and for the Agency to consider and adopt the resolution approving the owner participation agreement with Knowlton Realty Advisers for the project. (Director of Community Development)

Senior Assistant City Attorney Googins asked that the proposed resolution be modified to include the standard language giving the City Attorney the authority to make minor modifications to the agreement as may be necessary.

Agency/Councilmember Salas asked if a provision of the owner participation agreement would require the City to offer a financial incentive to a dealer, even if the market did not warrant such an offer. Senior Assistant City Attorney Googins replied that the provision does not obligate the Council to do more than consider a proposal by a dealership and would not commit the City in any way legally to provide financial assistance. Agency/Councilmember Salas asked about signage for the auto park. Senior Community Development Specialist Beard responded that the City is requiring the dealerships to form a self-directed, group marketing and maintenance organization to establish a common sign plan and a self-assessment program to raise funds on a monthly basis for cooperative advertising. The dealerships will all be part of the Chula Vista Auto Park.

**ACTION:** Agency/Councilmember McCann then offered Ordinance No. 2918 for adoption and Agency Resolution No. 1835, as amended to include the standard language giving the Attorney authority to make minor modifications to the agreement as may be necessary, headings read, texts waived. The motion carried 5-0.

## ORAL COMMUNICATIONS

There were none.

## OTHER BUSINESS

### 3. DIRECTOR'S REPORTS

There were none.

### 4. CHAIR/MAYOR REPORTS

There were none.

### 5. AGENCY/COUNCIL COMMENTS

Agency/Councilmember Rindone stated that he would be participating in a distinguished visitors program on a U.S. Naval carrier on July 29, 2003, and would, therefore, not be present at the joint Port Commission/Redevelopment Agency meeting on that day. He requested that his excused absence be placed on the Redevelopment Agency agenda for July 29, 2003.

## ADJOURNMENT

At 8:16 p.m., Chair/Mayor Padilla adjourned the meeting to a Special Meeting of the Redevelopment Agency on July 29, 2003, at 1:00 p.m. in the Council Chambers, and thence to the Regular Meeting of the Redevelopment Agency on August 19, 2003, at 6:00 p.m., immediately following the City Council Meeting.

Donna Norris, Assistant City Clerk